

**EAST COVENTRY TOWNSHIP
BOARD OF SUPERVISORS**

CHESTER COUNTY, COMMONWEALTH OF PENNSYLVANIA

RESOLUTION NO. 2013-10

Wood Crest Estates Subdivision and Land Development

Acceptance of Oleander Lane (newly constructed road), Buckwalter Road Ultimate Right-of-Way; Wintergreen Lane (newly constructed road); Wood Lea Road (newly constructed road) and Ellis Woods Road Ultimate Right-of-Way

WHEREAS, WOODCREST AT EAST COVENTRY, L.P., ("Grantor") has developed a certain tract of land situate in East Coventry Township, Chester County, Pennsylvania known as the Wood Crest Estates Subdivision and Land Development (the "Premises") which land is located along certain roads known as Oleander Lane, Buckwalter Road, Wintergreen Lane, Wood Lea Road and Ellis Woods Road; and

WHEREAS, the Grantor, for and in consideration of **One Dollar (\$1.00)**, desires to dedicate to East Coventry Township ("Grantee") for public use and enjoyment the ultimate rights-of-way along Buckwalter Road and Ellis Woods Road, and certain newly constructed roads named Oleander Lane, Wintergreen Lane and Wood Lea Road; and

WHEREAS, the Grantee, by accepting the Deed of Dedication and recording said Deed and this Resolution, accepts the parcels of ground, more particularly described Exhibits "A" through "E" attached hereto and made a part hereof, as and for public roads or highways.


NOW, THEREFORE, BE IT RESOLVED, that the East Coventry Township Board of Supervisors accepts the Deed of Dedication for the described property to have and to hold, forever, as for public roads or highways, together with the sanitary sewer lines constructed thereunder (if any), and with the same effect as if the said roads had been opened by a Decree of

Court of Common Pleas in and for the County of Chester after proceedings duly had for that purpose under and in pursuance with the laws of the Commonwealth of Pennsylvania.

APPROVED this 11th day of March, 2013, by the Board of Supervisors of East Coventry Township for acceptance and recording.

EAST COVENTRY TOWNSHIP

By: 
Ray Kolb, Chairman

Attest: 
Bernard A. Rodgers, Secretary

Legal Description

Oleander Lane

EXHIBIT 11259006 B: 8671 P: 639 RES
03/19/2013 02:47 PM
WISLER PEARLSTINE Page 4 of 16



{00719777}

OLEANDER LANE

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST COVENTRY, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED ACCORDING TO A SUBDIVISION PLAN OF WOODCREST ESTATES, PREPARED FOR HERITAGE BUILDING GROUP, BY BURSICH ASSOCIATES, INC. DATED 2/14/2001 AND LAST REVISED 8/8/2002, AND RECORDED 1/18/2005 IN PLAN BOOK 17315 PAGE 1, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF WOOD LEA ROAD (50.00 FEET WIDE), AT THE WESTERNMOST TERMINUS OF A ROUND CORNER CONNECTING THE SOUTHEASTERLY SIDE OF WOOD LEA ROAD WITH THE SOUTHWESTERLY SIDE OF OLEANDER LANE (50.00 FEET WIDE) AS SHOWN ON THE ABOVE MENTIONED PLAN AND PLACE OF BEGINNING; THENCE EXTENDING FROM SAID PLACE OF BEGINNING AND ALONG THE SOUTHEASTERLY SIDE OF WOOD LEA ROAD, NORTH 58 DEGREES 16 MINUTES 28 SECONDS EAST 110.00 FEET TO A POINT BEING THE EASTERNMOST TERMINUS OF A ROUND CORNER CONNECTING THE SOUTHEASTERLY SIDE OF WOOD LEA ROAD WITH THE NORTHEASTERLY SIDE OF OLEANDER LANE AND BEING IN LINE OF LOT NO. 14; THENCE EXTENDING ALONG LOT NO. 14, THE TWO (2) FOLLOWING COURSES AND DISTANCES, TO WIT: (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET THE ARC DISTANCE OF 47.12 FEET TO A POINT OF TANGENT; THENCE (2) SOUTH 31 DEGREES 43 MINUTES 32 SECONDS EAST ALONG LOT NO. 15 AND LOT NO. 16, 272.22 FEET TO A POINT IN LINE OF LOT NO. 16; THENCE EXTENDING ALONG LOT NO. 16, THE TWO (2) FOLLOWING COURSES AND DISTANCES, TO WIT: (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 40.00 FEET THE ARC DISTANCE OF 30.55 FEET TO A POINT OF REVERSE CURVE; THENCE (2) AND ALONG LOT NO. 17, 18 AND 19, ON THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET THE ARC DISTANCE OF 233.46 FEET TO A POINT OF REVERSE CURVE IN LINE OF LOT NO. 19; THENCE EXTENDING ALONG LOT NO. 19, THE TWO (2) FOLLOWING COURSES AND DISTANCES, TO WIT: (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 40.00 FEET THE ARC DISTANCE OF 30.55 FEET TO A POINT OF TANGENT; THENCE (2) AND ALONG LOT NO. 19, 20 AND 21, NORTH 31 DEGREES 43 MINUTES 32 SECONDS WEST 272.22 FEET TO A POINT OF CURVE IN LINE OF LOT NO. 21; THENCE EXTENDING ALONG LOT NO. 21 ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET THE ARC DISTANCE OF 47.12 FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF WOOD LEA ROAD, AFORESAID; BEING THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.



BEING THE BED OF OLEANDER LANE, AS SHOWN ON THE ABOVE
MENTIONED PLAN.



Legal Description

Buckwalter Road

EXHIBIT "B"

{00719777}

11259006 B: 8671 P: 642 RES
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WISLER PEARLSTINE



BUCKWALTER ROAD

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST COVENTRY, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED ACCORDING TO A SUBDIVISION PLAN OF WOODCREST ESTATES, PREPARED FOR HERITAGE BUILDING GROUP, BY BURSICH ASSOCIATES, INC. DATED 2/14/2001 AND LAST REVISED 8/8/2002, AND RECORDED 1/18/2005 IN PLAN BOOK 17315 PAGE 1, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON IN THE BED OF BUCKWALTER ROAD (33 FEET WIDE) AND A CORNER OF LANDS NOW OR LATE OF ZELLEN H. SHELTON, AS SHOWN ON THE ABOVE MENTIONED PLAN AND PLACE OF BEGINNING; THENCE EXTENDING FROM SAID PLACE OF BEGINNING LEAVING THE BED OF BUCKWALTER ROAD AND ALONG LANDS OF SHELTON, NORTH 52 DEGREES 06 MINUTES 29 SECONDS WEST 28.18 FEET TO A POINT A CORNER OF LOT NO. 10; THENCE EXTENDING ALONG LOT NO. 10 NORTH 37 DEGREES 04 MINUTES 41 SECONDS EAST 95.59 FEET TO A POINT IN LINE OF LANDS NOW OR LATE OF JANICE CLARE; THENCE EXTENDING ALONG SAME, SOUTH 52 DEGREES 09 MINUTES 26 SECONDS EAST 27.63 FEET TO A POINT IN THE BED OF BUCKWALTER ROAD; THENCE EXTENDING THROUGH THE BED OF BUCKWALTER ROAD, SOUTH 36 DEGREES 41 MINUTES 24 SECONDS WEST 95.62 FEET TO A POINT, BEING THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE BED OF BUCKWALTER ROAD, AS SHOWN ON THE ABOVE MENTIONED PLAN.



Legal Description

Wintergreen Lane

EXHIBIT "C"

{00719777}

11259006 B: 8671 P: 644 RES
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WISLER PEARLSTINE



WINTERGREEN LANE

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST COVENTRY, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED ACCORDING TO A SUBDIVISION PLAN OF WOODCREST ESTATES, PREPARED FOR HERITAGE BUILDING GROUP, BY BURSICH ASSOCIATES, INC. DATED 2/14/2001 AND LAST REVISED 8/8/2002, AND RECORDED 1/18/2005 IN PLAN BOOK 17315 PAGE 1, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDE OF WOOD LEA ROAD (50.00 FEET WIDE), AT THE WESTERNMOST TERMINUS OF A ROUND CORNER CONNECTING THE SOUTHEASTERLY SIDE OF WOOD LEA ROAD WITH THE SOUTHWESTERLY SIDE OF WINTERGREEN LANE (50.00 FEET WIDE) AS SHOWN ON THE ABOVE MENTIONED PLAN AND PLACE OF BEGINNING; THENCE EXTENDING FROM SAID PLACE OF BEGINNING AND ALONG THE SOUTHEASTERLY SIDE OF WOOD LEA ROAD, THE TWO (2) FOLLOWING COURSES AND DISTANCES, TO WIT: (1) NORTH 58 DEGREES 16 MINUTES 28 SECONDS EAST 33.80 FEET TO A POINT OF CURVE; THENCE (2) ON THE ARC OF A CIRCLE CURVING TO THE LEFT HAVING A RADIUS OF 625.00 FEET THE ARC DISTANCE OF 72.79 FEET TO A POINT BEING THE EASTERNMOST TERMINUS OF A ROUND CORNER CONNECTING THE SOUTHEASTERLY SIDE OF WOOD LEA ROAD WITH THE NORTHEASTERLY SIDE OF WINTERGREEN LANE AND BEING IN LINE OF LOT NO. 9; THENCE EXTENDING ALONG LOT NO. 9, THE THREE (3) FOLLOWING COURSES AND DISTANCES, TO WIT: (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET THE ARC DISTANCE OF 44.90 FEET TO A POINT OF TANGENT; THENCE (2) SOUTH 33 DEGREES 34 MINUTES 54 SECONDS EAST 47.31 FEET TO A POINT OF CURVE; THENCE (3) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET THE ARC DISTANCE OF 114.03 FEET TO A POINT IN LINE OF LOT NO. 10; THENCE EXTENDING ALONG LOT NO. 10, ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 40.00 FEET THE ARC DISTANCE OF 24.21 FEET TO A POINT OF REVERSE CURVE IN LINE OF LOT NO. 11; THENCE EXTENDING ALONG LOT NO. 11, 12 AND 13 ON THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET THE ARC DISTANCE OF 230.97 FEET TO A POINT OF REVERSE CURVE IN LINE OF LOT NO. 13; THENCE EXTENDING ALONG LOT NO. 13, THE FOUR (4) FOLLOWING COURSES AND DISTANCES, TO WIT: (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 40.00 FEET THE ARC DISTANCE OF 43.31 FEET TO A POINT OF COMPOUND CURVE; THENCE (2) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 125.00 FEET THE ARC DISTANCE OF 55.18 FEET TO A POINT OF TANGENT; THENCE (3) NORTH 33 DEGREES 34 MINUTES 54 SECONDS WEST 46.44 FEET TO A POINT OF CURVE; THENCE (4) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET THE ARC DISTANCE OF 46.15



FEET TO A POINT ON THE SOUTHEASTERLY SIDE OF WOOD LEA ROAD,
AFORESAID; BEING THE FIRST MENTIONED POINT AND PLACE OF
BEGINNING.

BEING THE BED OF WINTERGREEN LANE, AS SHOWN ON THE ABOVE
MENTIONED PLAN.



Legal Description

Wood Lea Road

EXHIBIT "D"

{00719777}

11259006 B: 8671 P: 647 RES
03/19/2013 02:47 PM Page 12 of 16
WISLER PEARLSTINE



WOOD LEA ROAD

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST COVENTRY, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED ACCORDING TO A SUBDIVISION PLAN OF WOODCREST ESTATES, PREPARED FOR HERITAGE BUILDING GROUP, BY BURSICH ASSOCIATES, INC. DATED 2/14/2001 AND LAST REVISED 8/8/2002, AND RECORDED 1/18/2005 IN PLAN BOOK 17315 PAGE 1, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY SIDE OF ELLIS WOODS ROAD (30.00 FEET FROM THE CENTER LINE) SAID POINT BEING THE NORTHERNMOST TERMINUS OF A ROUND CORNER CONNECTING THE NORTHEASTERLY SIDE OF ELLIS WOODS ROAD WITH THE NORTHWESTERLY SIDE OF WOOD LEA ROAD (50.00 FEET WIDE) AND IN LINE OF LOT NO. 1 AS SHOWN ON THE ABOVE MENTIONED PLAN AND PLACE OF BEGINNING; THENCE EXTENDING FROM SAID PLACE OF BEGINNING AND ALONG LOT NO. 1, THE FOUR (4) FOLLOWING COURSES AND DISTANCES, TO WIT: (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 30.00 FEET THE ARC DISTANCE OF 47.14 FEET TO A POINT OF TANGENT; THENCE (2) NORTH 72 DEGREES 11 MINUTES 01 SECONDS EAST 43.83 FEET TO A POINT OF CURVE; THENCE (3) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET THE ARC DISTANCE OF 55.16 FEET TO A POINT OF TANGENT; THENCE (4) NORTH 86 DEGREES 13 MINUTES 51 SECONDS EAST ALONG LOT NO. 2, 100.89 FEET TO A POINT OF CURVE; THENCE ALONG LOT NO. 2 AND LOT NO. 3 ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 175.00 FEET THE ARC DISTANCE OF 85.39 FEET TO A POINT OF TANGENT; THENCE EXTENDING ALONG LOT NO. 3, 4, 5, 6 AND 7 NORTH 58 DEGREES 16 MINUTES 28 SECONDS EAST 574.19 FEET TO A POINT IN LINE OF LOT NO. 7; THENCE EXTENDING ALONG LOT NO. 7 AND LOT NO. 8 ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 575.00 FEET THE ARC DISTANCE OF 229.07 FEET TO A POINT IN LINE OF LANDS NOW OR LATE OF THOMAS AND NANCY SMITH AND THE SOUTHWEST SIDE OF AN EXISTING 30 FEET WIDE UGI GASLINE EASEMENT; THENCE EXTENDING ALONG SAME SOUTH 52 DEGREES 09 MINUTES 26 SECONDS EAST 50.04 FEET TO A POINT A CORNER OF LOT NO. 9; THENCE EXTENDING ALONG LOT NO. 9 AND CROSSING THE HEAD OF WINTERGREEN LANE (50.00 FEET WIDE) ON THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 625.00 FEET THE ARC DISTANCE OF 246.90 FEET TO A POINT OF TANGENT; THENCE CONTINUING ALONG THE HEAD OF WINTERGREEN LANE AND ALONG LOT NO. 13, LOT NO. 14, CROSSING THE HEAD OF OLEANDER LANE (50.00 FEET WIDE) AND ALONG LOT NO. 21, SOUTH 58 DEGREES 16 MINUTES 28 SECONDS WEST 574.19 FEET TO A POINT OF CURVE; THENCE EXTENDING ALONG LOT NO. 21 AND LOT NO. 22 ON THE ARC OF A CIRCLE CURVING TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET THE ARC DISTANCE OF



109.78 FEET TO A POINT OF TANGENT; THENCE EXTENDING ALONG LOT NO. 22, THE FOUR (4) FOLLOWING COURSES AND DISTANCES, TO WIT: (1) NORTH 86 DEGREES 13 MINUTES 51 SECONDS WEST 100.89 FEET TO A POINT OF CURVE; THENCE (2) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 175.00 FEET THE ARC DISTANCE OF 42.91 FEET TO A POINT OF TANGENT; THENCE (3) SOUTH 72 DEGREES 11 MINUTES 01 SECOND WEST 39.43 FEET TO A POINT OF CURVE; THENCE (4) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 34.44 FEET THE ARC DISTANCE OF 54.09 FEET TO A POINT ON THE NORTHEASTERLY SIDE OF ELLIS WOODS ROAD, AFORESAID; THENCE EXTENDING ALONG THE NORTHEASTERLY SIDE OF ELLIS WOODS ROAD, NORTH 17 DEGREES 47 MINUTES 41 SECONDS WEST 114.44 FEET TO A POINT IN LINE OF LOT NO. 1, AFORESAID; BEING FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE BED OF WOOD LEA ROAD, AS SHOWN ON THE ABOVE MENTIONED PLAN.



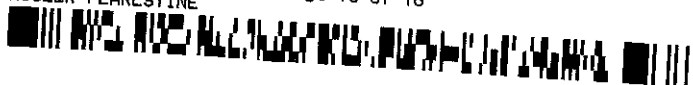
Legal Description

Ellis Woods Road

EXHIBIT "E"

{00719777}

11259006 B: 8671 P: 650 RES
03/19/2013 02:47 PM
NISLER PEARLSTINE Page 15 of 16



ELLIS WOODS ROAD

ALL THAT CERTAIN LOT OR PIECE OF GROUND, SITUATE IN THE TOWNSHIP OF EAST COVENTRY, COUNTY OF CHESTER, AND COMMONWEALTH OF PENNSYLVANIA, DESCRIBED ACCORDING TO A SUBDIVISION PLAN OF WOODCREST ESTATES, PREPARED FOR HERITAGE BUILDING GROUP, BY BURSICH ASSOCIATES, INC. DATED 2/14/2001 AND LAST REVISED 8/8/2002, AND RECORDED 1/18/2005 IN PLAN BOOK 17315 PAGE 1, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE BED OF ELLIS WOODS ROAD (33 FEET WIDE) SAID POINT BEING MEASURED SOUTH 64 DEGREES 54 MINUTES 58 SECONDS WEST FROM A CORNER OF LOT NO. 22 AND IN LINE OF LANDS NOW OR LATE OF ARVID VOGEL, AS SHOWN ON THE ABOVE MENTIONED PLAN AND PLACE OF BEGINNING; THENCE EXTENDING FROM SAID PLACE OF BEGINNING AND THROUGH THE BED OF ELLIS WOODS ROAD, THE TWO (2) FOLLOWING COURSES AND DISTANCES, TO WIT: (1) NORTH 25 DEGREES 05 MINUTES 02 SECONDS WEST 270.20 FEET TO A POINT, AN ANGLE; THENCE (2) NORTH 17 DEGREES 35 MINUTES 02 SECONDS WEST 250.00 FEET TO A POINT, A CORNER; THENCE LEAVING THE BED OF ELLIS WOODS ROAD, AND EXTENDING NORTH 46 DEGREES 49 MINUTES 58 SECONDS EAST 36.36 FEET TO A POINT IN LINE OF LOT NO. 1; THENCE EXTENDING ALONG LOT NO. 1 AND CROSSING THE HEAD OF WOOD LEA ROAD (50.00 FEET WIDE) SOUTH 17 DEGREES 47 MINUTES 41 SECONDS EAST 223.19 FEET TO A POINT OF CURVE IN LINE OF LOT NO. 22; THENCE EXTENDING ALONG LOT NO. 22, THE (3) FOLLOWING COURSES AND DISTANCES, TO WIT: (1) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 970.00 FEET THE ARC DISTANCE OF 159.68 FEET TO A POINT OF TANGENT; THENCE (2) SOUTH 27 DEGREES 13 MINUTES 35 SECONDS EAST 80.99 FEET TO A POINT OF CURVE; THENCE (3) ON THE ARC OF A CIRCLE CURVING TO THE LEFT, HAVING A RADIUS OF 530.00 FEET THE ARC DISTANCE OF 68.00 FEET TO A POINT IN LINE OF LANDS OF ARVID VOGEL; THENCE EXTENDING ALONG SAME, SOUTH 64 DEGREES 54 MINUTES 58 SECONDS WEST 32.92 FEET TO A POINT IN THE BED OF ELLIS WOODS ROAD, AFORESAID; BEING THE FIRST MENTIONED POINT AND PLACE OF BEGINNING.

BEING THE BED OF ELLIS WOODS ROAD, AS SHOWN ON THE ABOVE MENTIONED PLAN.

